

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday, July 1, 2015

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mrs. Elaine Stevenson, Chairperson of the Clark County Planning Commission of Clark County Ohio, calls the meeting to order at 2:00 pm.

Present: Mrs. Elaine Stevenson, Mrs. Charlene Roberge, Mrs. Nora Parker, Mr. David Minard, Mr. Mark Scholl, Commissioner Herier, and Commissioner Lohnes

Absent: Ms. Janie Riggs, Ms. Jo Anderson, Mr. Jim Burkhardt,
and Commissioner Detrick

Chairperson Stevenson asks if there are any corrections or amendments to the minutes. Mrs. Parker stated that on page 2 the word area needs to be added after residential.

CPC: 7-20-2015: Minutes ~ June 3, 2015 ~ Regular Meeting

Motion by Mrs. Roberge, seconded by Mrs. Parker to **Approve** the minutes after making the correction noted on page 2 and adding the word area.

VOTE: Yes: Mrs. Roberge, Mrs. Parker, Mrs. Stevenson, Mr. Scholl, Mr. Minard, Commissioner Herier, and Commissioner Lohnes

No: None

Motion carried.

Commissioner Detrick arrives at 2:04 pm.

Chairperson Stevenson presents the case and asked Mr. Hale for the Staff Report.

Z-2015-07~ Rezoning ~ Property Owner/Applicant: Harold Logsdon ~ Location 10291 Plattsburg Road ~ 12.55 acres from R-2 to A-1 ~ Harmony Township

Mr. Thomas Hale stated that the subject property, PID #130-08-00010-401-002, consists of 12.55 acres and is currently zoned R-2 (Low Density Single-Family Residence District). Mr. Logsdon, current owner, plans to use the property for agricultural purposes. Hence, the rezoning request from R-2 to A-1. The property has been zoned R-2 since 1984.

Mr. Hale stated that he has been in contact with the Applicant concerning the use of the land and also the building on the property and the securing of it. Mr. Logsdon has done a good job of taking care of the property and communicating about that.

Mr. Hale also stated that previously, the subject property was used as a school in the Plattsburg area. A large portion of the property has Kokomo Soils, a poorly drained soil type, and would make residential (subdivision) development of the property unlikely.

Mr. Burkhardt arrives at 2:06 pm.

Mr. Hale stated that the Staff approves of the request and that the zoning is consistent with the A-1 properties that are surrounding the subject property. The Applicant plans to remove the building which was the old school house and farm the land.

Mr. Harold Logsdon stated that he already has cleared a lot of the land the last few months and currently there are 5 acres planted in soybeans.

Mr. Logsdon also stated that he has had several dumpsters brought in and mounds of trash have been hauled off of the property.

Mr. Hale stated that the small building in the back on the aerial photograph presented to the Board is the residence.

Chairperson Stevenson asked if there were any further questions for the Applicant.

Commissioner Detrick stated that being a former teacher he was wondering if there were any plans to keep bricks from the school for former alumni.

Mr. Logsdon stated that quite a few people have come by the property that had attended the school. There is a limestone monument and a flag pole. The monument will be taken down and secured in concrete.

Commissioner Detrick asked what year the school building was built.

Mr. Logsdon stated that the building was built in 1899. There is another old school in Plattsburg that has been turned into two apartments.

Commissioner Detrick stated that there is a lot of history there and that it would be a good idea to preserve as much as possible. He feels that Mr. Logsdon is moving in the right direction if the preservation of the school would be non-productive at this point.

Mr. Logsdon stated that he wanted to try to do something to improve the condition of the building but that it was too far gone.

Commissioner Detrick stated that he would estimate that 1,500 people graduated from the school.

Mr. Logsdon stated that the first class at the school had 27 people.

Chairperson Stevenson asked Mr. Logsdon if he had been in touch with the Alumni Association of Northeastern Schools. There were a lot of people that graduated from the school that have relatives that are currently active with the Northeastern Alumni.

Mr. Logsdon stated that he had talked with a Mrs. Flax, who is now deceased, and she said there is a group of people that graduated from the school that have silverware from the school and they use with placemats with pictures of the school.

Chairperson Stevenson asked Mr. Logsdon if he had spoken to Gretta Runyan.

Mr. Logsdon stated that he had not.

Chairperson Stevenson stated that there is a group of people that would be happy to have anything from the school that was salvageable.

Mr. Logsdon stated that on the inside there are still slate chalkboards on the walls around each room.

Chairperson Stevenson asked if there were any further questions for Mr. Logsdon.

Mr. Scholl asked Mr. Logsdon if there is still a bell in the school.

Mr. Logsdon stated that someone stole the bell and that as soon as he purchased the property he put metal and plywood on the windows to deter children from getting in.

Commissioner Detrick asked Mr. Logsdon how long he has owned the property.

Mr. Logsdon stated that he has owned the property for 6 years and put about \$30,000.00 into it.

Chairperson Stevenson asked if there were any further questions from the Board. There were none.

With no further discussion, Chairperson Stevenson asked for a motion.

CPC: 7-21-2015: Z-2015-07: Rezoning ~ Property Owner/Applicant: Harold Logsdon ~ Location 10291 Plattsburg Road ~ 12.55 acres from R-2 to A-1 ~ Harmony Township

Motion by Mrs. Roberge, seconded by Mrs. Parker, to **Approve** the proposed rezoning as presented.

VOTE: Yes: Mrs. Roberge, Mrs. Parker, Mr. Minard, Mr. Burkhardt, Mr. Scholl, Commissioner Detrick, Commissioner Herier and Commissioner Lohnes.

No: None.

Motion carried unanimously.

Staff Comments

Mr. Hale stated that the next scheduled meeting will be Wednesday, August 5, 2015.

Adjournment CPC: 7-22-2015: Adjournment

Motion by Mrs. Charlene Roberge, seconded by Mrs. Nora Parker, to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:20 pm.

Mrs. Stevenson, Chairperson

Mr. Thomas A. Hale, Secretary